



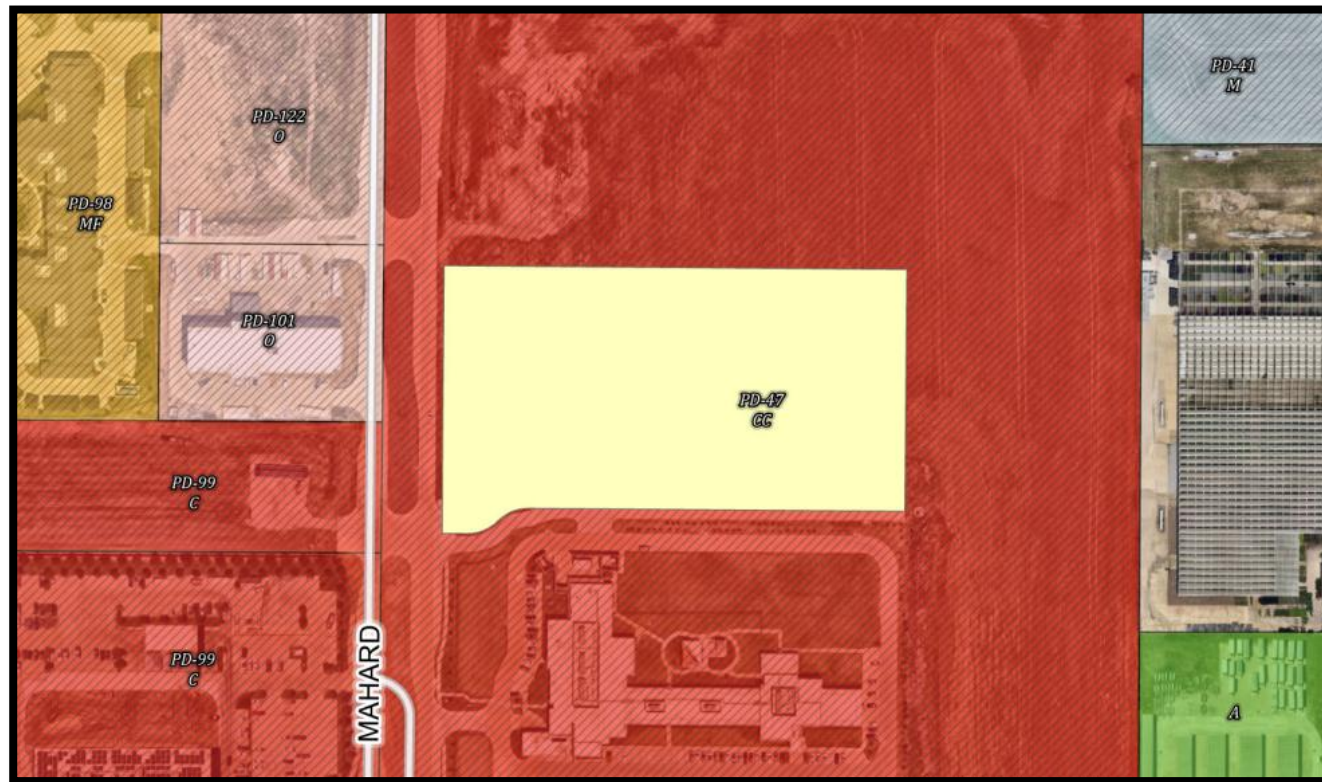
ZONE-25-0008

TOWN OF PROSPER

PLANNING AND ZONING COMMISSION - MAY 5, 2026

Zoning Request

Specific Use Permit for a Full-Service/Extended-Stay Hotel within PD-47 (CC)

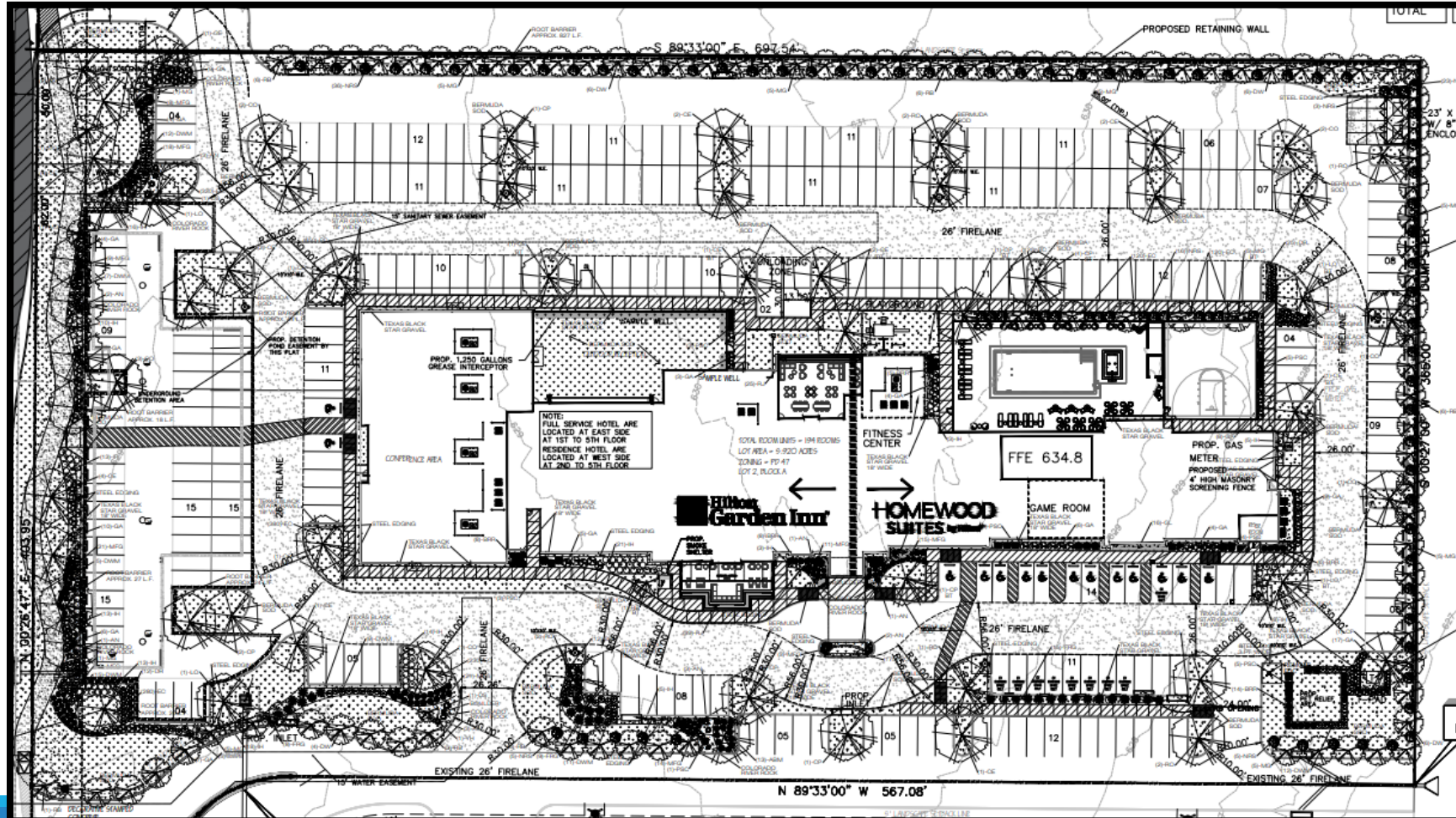


Hotel, Residence/Extended Stay means a building or group of buildings designed for and occupied as a temporary lodging which may include an extended stay and where financial consideration is generally calculated on a nightly, weekly or monthly basis and is not classified as a limited service hotel or a full service hotel.

Surrounding Uses



Landscape Plan



Operational Details

- **One building, two hotels under Hilton flagship**
 - 194 Rooms
 - 100 – Hilton Garden Inn
 - 94 – Homewood Suites
- **Hilton Garden Inn**
 - Conference Room (10,000 SF)
 - Can accommodate conferences, weddings, banquets, and events
 - Two kitchens to provide food and catering from off-site (if requested)
- **Homewood Suites**
 - Targeted towards lengthier stays; average four nights
 - Same accommodations with added kitchenette and amenities found in suites



Standard Customer (Homewood Suites)

- Typical stays average 4 nights (on average)
- Standard room pricing: **\$200-300/night**
 - Peak pricing: \$500-1,000/night (high-profile events and holidays)
- Higher standards and accommodations than motels with breezeway entrances
- Corporate clientele
- No “weekly rates” found at other extended stay hotels
 - 10% off for longer stays (insurance, long business stays)

HOMEWOOD
SUITES by Hilton™

Key Accounts



TOSHIBA



Deloitte.



ExxonMobil



HITACHI



JPMorganChase

Lenovo



verizon



ORACLE



Coca-Cola



Raytheon



Out of Town Clientele

- **Corporate Clients**

- Weekly stays to visit local offices, retail sites, or construction projects

- **Sports Tournaments / High School Sports**

- Local tournaments bring large groups and families from out of town looking for more space and options for dining in

- **Visting relatives**

- Holidays can draw large families to Prosper and the need to provide longer stays for lengthy holidays (Easter, Thanksgiving, Christmas, etc.)

- **Future residents**

- Relocations drive lengthy stays while looking at neighborhoods and homes to purchase

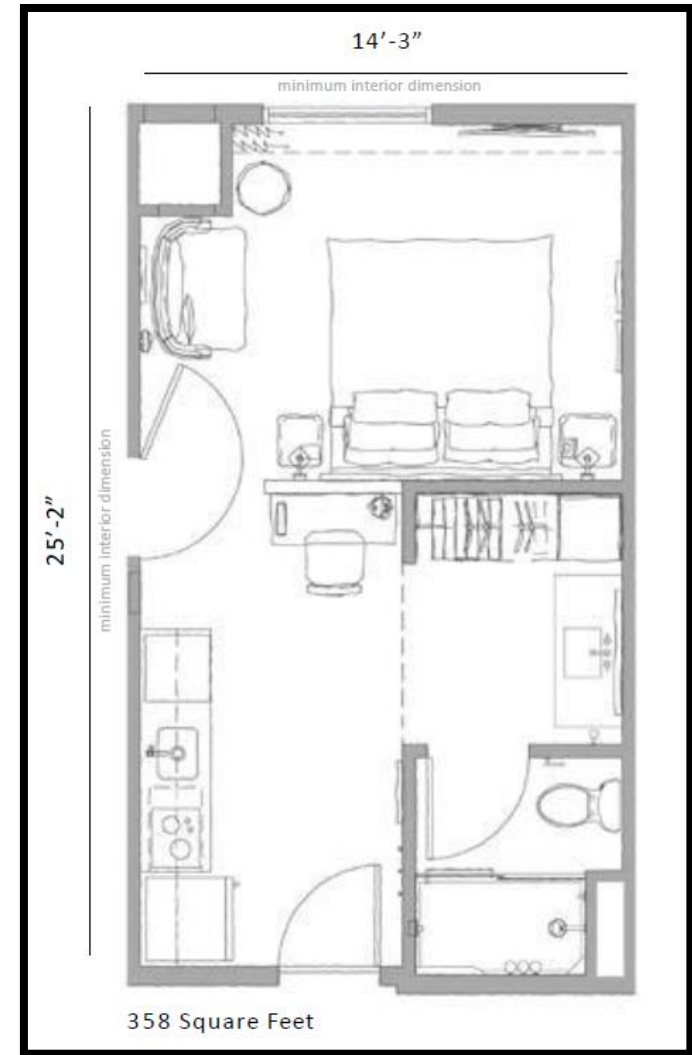
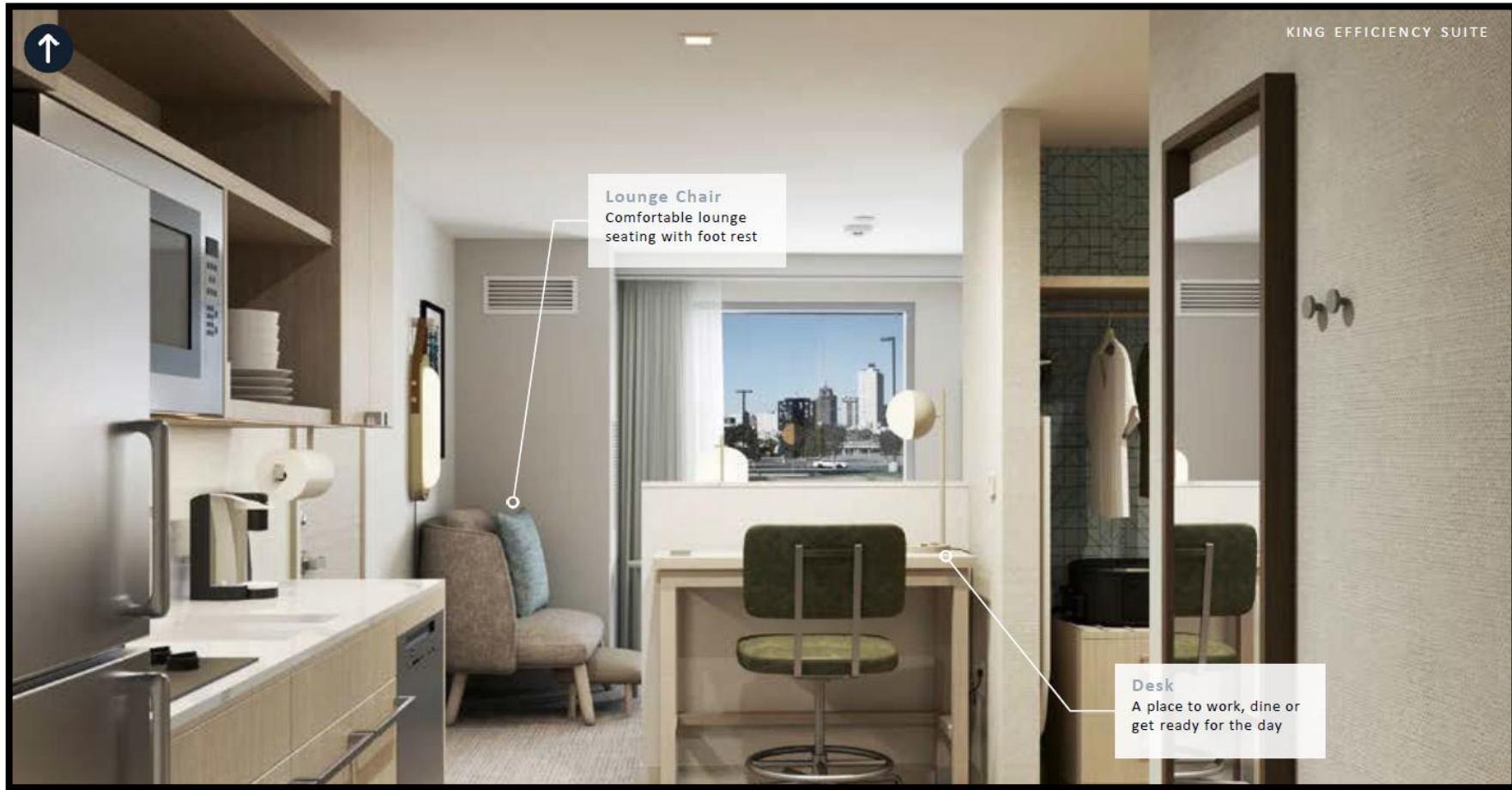
- **Visitors to entertainment amenities**

- PGA – Fields Ranch (5-minute drive)
- Universal Kids Resort (7-minute drive)
- FC Dallas (9-minute drive)

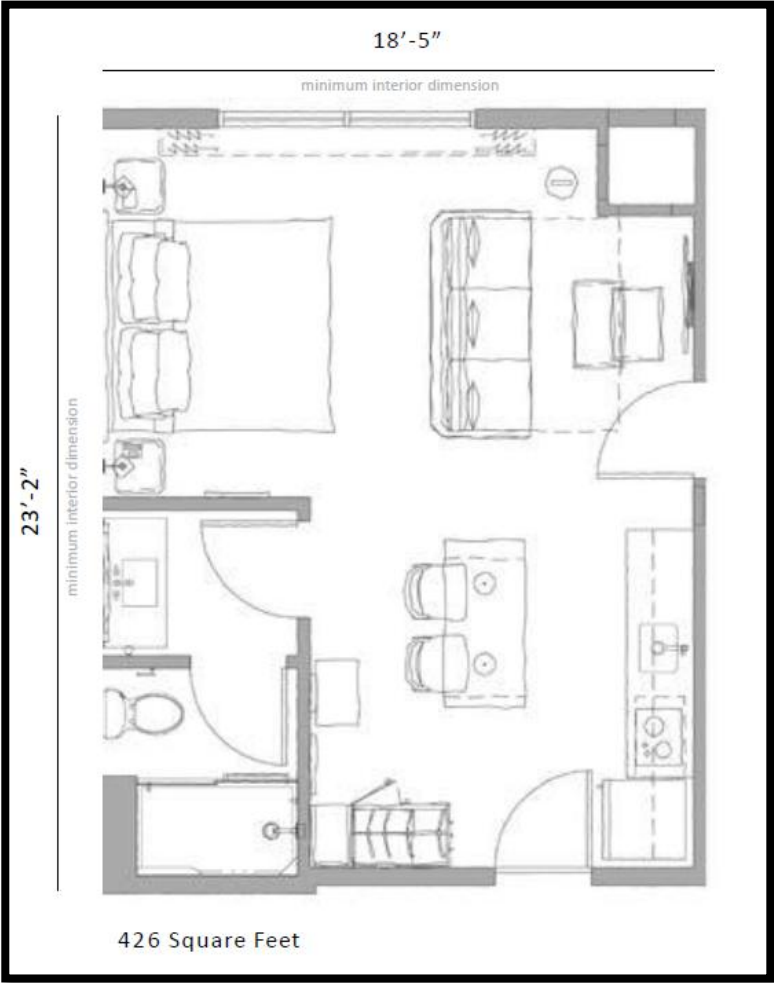
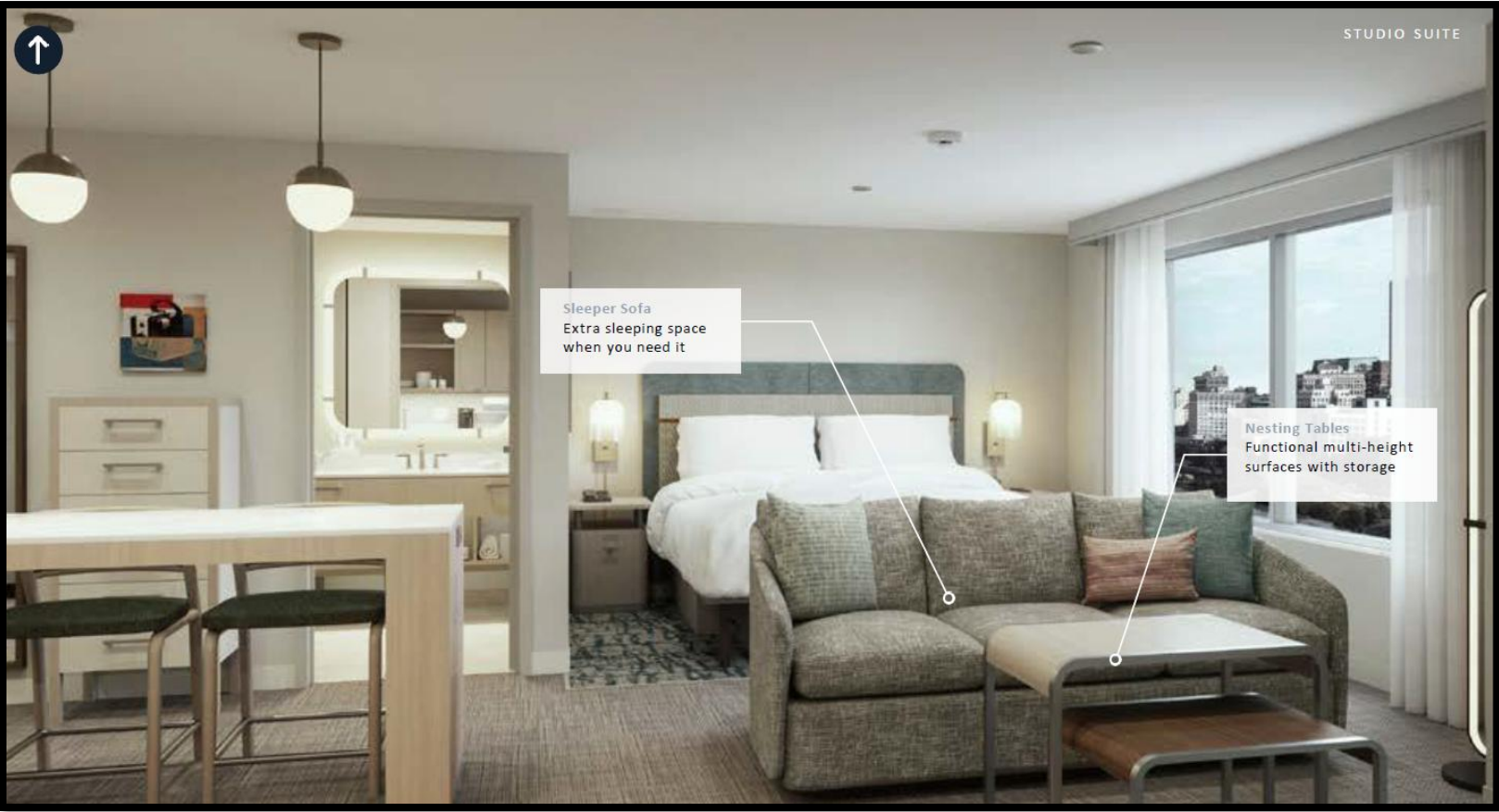
Local Clientele

- **Insurance**
 - Insurance companies are required to provide local accommodations for home damage
 - Accommodations must provide kitchen space for cooking and adequate living space for extended time
- **Hospital Stays**
 - Located just north of an Encompass Health; within ½ mile of Texas Health Family Care and Children's Health Specialty and 1-mile to Baylor Scott & White Medical Center
- **Staycations**
- **Weddings**
- **Conferences**

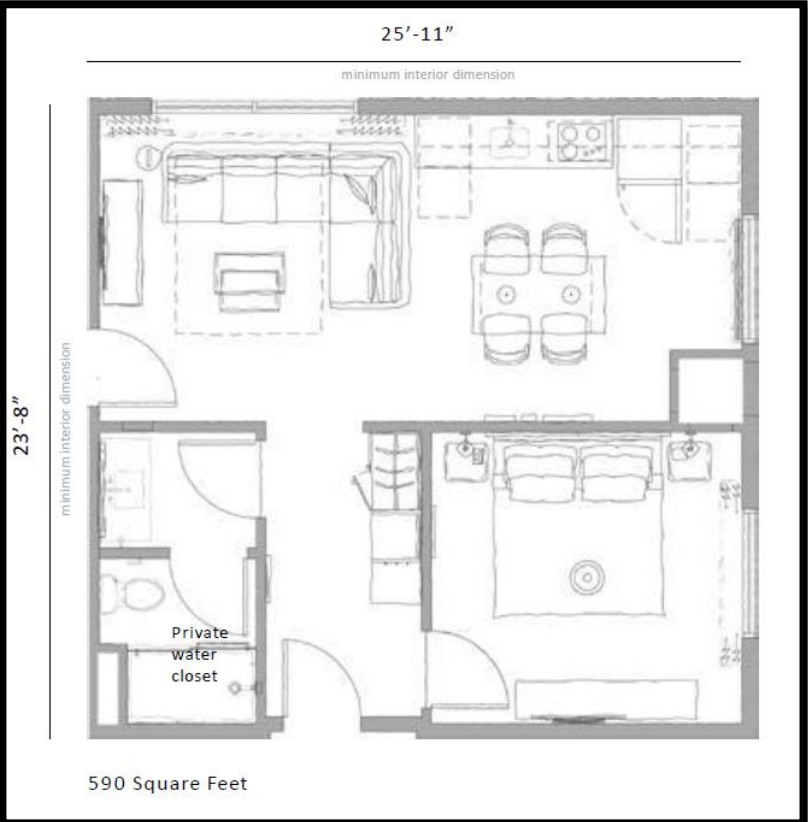
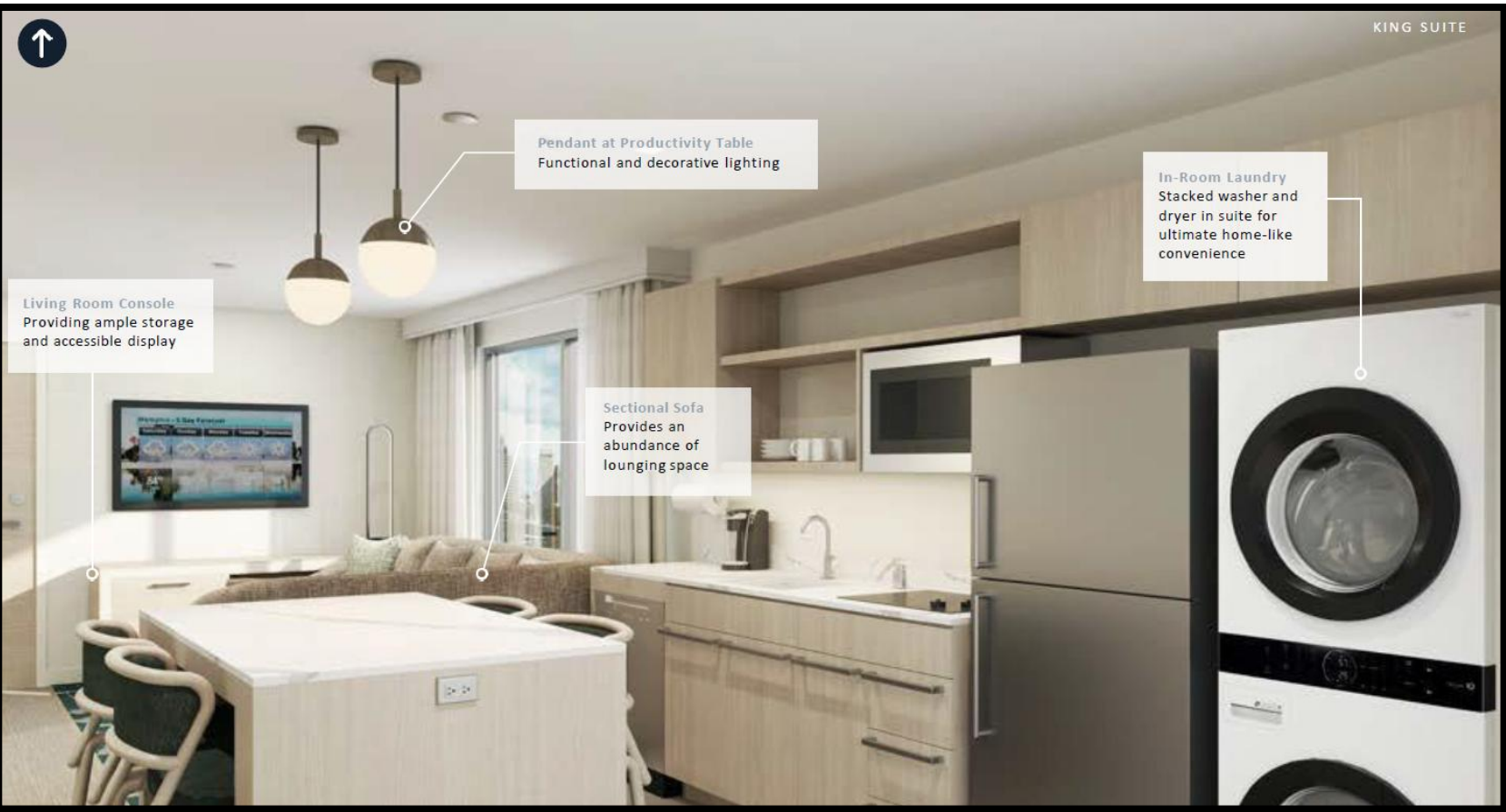




King Efficiency Suite



Studio Suite



King Suite



CENTRAL HUB

SUITE SHOP





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